069.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,500 / 936,500
					USE VALUE:	936,500 / 936,500
					ASSESSED:	936,500 / 936,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`TOOLE MICHAEL/KELLY
Owner 2:	
Owner 3:	
Street 1:	34 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HALEY LOIS M -
Owner 2:	-
Street 1:	34 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,421 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Clapboard Exterior and 2063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6421.000	504,400	3,300	428,800	936,500
Total Card	0.147	504,400	3,300	428,800	936,500
Total Parcel	0.147	504,400	3,300	428,800	936,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.06 | /Parcel: 454.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44400
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	504,400	3300	6,421.	428,800	936,500	936,500	Year End Roll	12/18/2019
2019	101	FV	376,600	3300	6,421.	398,200	778,100	778,100	Year End Roll	1/3/2019
2018	101	FV	376,600	3300	6,421.	398,200	778,100	778,100	Year End Roll	12/20/2017
2017	101	FV	376,600	3300	6,421.	349,200	729,100	729,100	Year End Roll	1/3/2017
2016	101	FV	376,600	3300	6,421.	318,600	698,500	698,500	Year End	1/4/2016
2015	101	FV	350,100	3300	6,421.	281,800	635,200	635,200	Year End Roll	12/11/2014
2014	101	FV	350,100	3300	6,421.	266,500	619,900	619,900	Year End Roll	12/16/2013
2013	101	FV	350,100	3300	6,421.	253,600	607,000	607,000		12/13/2012

!5957!

PRINT

Date	Time
12/10/20	20:46:43

LAST REV

Date	Time
03/30/20	11:35:45
danam	
5957	

USER DEFINED

Prior Id # 1:	44400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALEY LOIS M	32886-385		5/18/2001	Family	489,000	No	No		
	13735-256		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	193	Redo Bat	16,900	C				
9/5/2018	1259	Re-Roof	10,175	C				
12/31/2015	1973	Manual	7,175					
10/23/2006	910	Addition	159,000	C		G8	GR FY08	26x16.5 rear add &
8/12/1996	377	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	CC	Chris C
4/6/2009	Measured	372	PATRIOT
9/12/2001	MLS	MM	Mary M
11/6/1999	Inspected	266	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Entry Denied	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6421		Sq. Ft.	Site		0	70.	0.95	12									428,839						428,800	

Total AC/HA: 0.14741 | Total SF/SM: 6421 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,839 | Spl Credit | Total: 428,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21000004
Const Adj.:	0.99792004
Adj $ / SQ:	156.973
Other Features:	105724
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528747
Depreciation:	24322
Depreciated Total:	504424

COMMENTS

HATCHWAY TO ATTIC. FRPL DECORATIVE ONLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

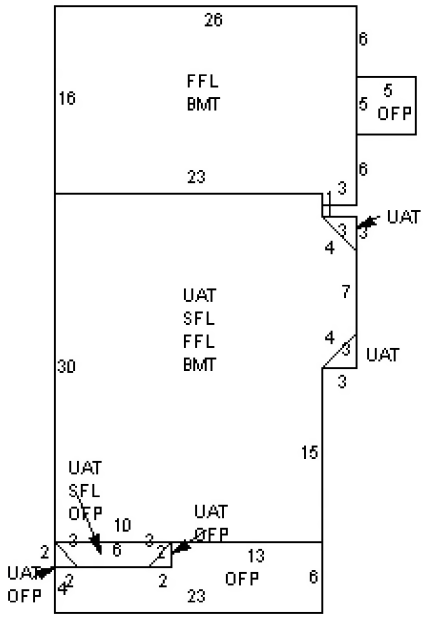
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.67
Special Features:	0	Val/Su Net:	149.90
Final Total:	504400	Val/Su SzAd	269.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,139	47.090	53,638
FFL	First Floor	1,139	156.970	178,792
SFL	Second Floor	736	156.970	115,532
UAT	Upper Attic	188	120.870	22,663
OFP	Open Porch	163	26.570	4,330

Net Sketched Area:	3,365	Total:	374,955
Size Ad	1875	Gross Are	3927	FinArea	2063
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X11	A	AV	1906	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300